

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3354
July 1, 1991
Mr. & Mrs. Steven D. Phipps
6130 Glen Arm Road
Hydes, MD 21082
RE: Item No. 485, Case No. 91-480-A
Petitioner: Steven D. Phipps, et ux
Petition for Residential Variance
Dear Mr. & Mrs. Phipps:
The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.
Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.
IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE MINIARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.
Very truly yours,
James E. Dyer
Chairman
Zoning Plans Advisory Committee
JED:jw
Enclosures

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning
111 West Chesapeake Avenue
Towson, MD 21204
887-3354
Your petition has been received and accepted for filing this 10th day of June, 1991.
J. ROBERT HAINES
ZONING COMMISSIONER
Received By:
Chairman,
Zoning Plans Advisory Committee
Petitioner: Steven D. Phipps, et ux
Petitioner's Attorney:

Baltimore County Government
Fire Department
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
(410) 887-4500
JUNE 21, 1991
J. Robert Haines
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204
RE: Property Owner: STEVEN D. PHIPPS
Location: #6130 GLEN ARM ROAD
Item No.: 485
Hearing Agenda: JUNE 25, 1991
Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
7. The Fire Prevention Bureau has no comments at this time.
Noted and Approved
Fire Prevention Bureau
Special Inspection Division
JK/KEK

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE
June 25, 1991
TO: Zoning Commissioner
Office of Planning and Zoning
FROM: DIVISION OF GROUND WATER MANAGEMENT
SUBJECT: Zoning Item #485, Zoning Advisory Committee Meeting of June 25, 1991, Mr. Steven D. Phipps, N/S Glen Arm Road, 1800 (+/-) Ely of centerline Williams Road (#6130 Glen Arm Road), D-11, Private Water and Sewer
COMMENTS ARE AS FOLLOWS:
Any permanent structure must be a minimum of 20 feet from the septic reserve area.
SSF:rmp
485ZNG/GWRMK

91-480-A
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: Zoning Advisory Committee DATE: July 9, 1991
FROM: Robert W. Dowling, P.E.
RE: Zoning Advisory Committee Meeting
for June 25, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 463, 464, 465, 471, 478, 480, 484, 485, 487, 488, 489.
For Items 476 and 480, the previous County Review Group Meeting Comments still apply.
For Items 481, 482 and 486, County Review Group Meetings may be required.
For Item 481, Cockeysville Road is an existing road, and no further improvements are required at this time.
In addition, entrances shall be a minimum of 24 feet and a maximum of 35 feet wide. Depressed curb is to be used with no curb returns to the property line.
Also, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).
For Item 482, Hammonds Ferry Road and Second Avenue are existing roads, and no further improvements are requested at this time.
However, prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the Bureau of Public Services (887-3321).
For Item 486, Pulaski Highway (U.S. Route 40) is a State Road and any improvements, including entrances, are subject to requirements and approval of the State Highway Administration.

91-480-A 7/12/91
BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE
TO: J. Robert Haines DATE: July 22, 1991
Zoning Commissioner
FROM: Pat Keller, Deputy Director
Office of Planning and Zoning
SUBJECT: Steven D. Phipps, Item No. 485
In reference to the Petitioner's request, staff offers no comments.
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.
PK/JL/cmm
ITEM485/ZAC1

Plat to accompany Petition for Zoning Variance Special Hearing

PROPERTY ADDRESS: 6130 Glen Arm Rd Hydes, Md 21082 see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Haystack Meadows
plat book # 48, folio # 20, lot # 1, section # 1

OWNER: Steven D. Phipps

William Richardson
8130 1533

McB2

LOT 1 3.70 AC ±

Scale 1" = 50'

North
date: 6/11/91
prepared by: Steve Phipps

Vicinity Map
scale: 1"=2000'

LOCATION INFORMATION

Councilmanic District: 6
Election District: 11
1"=200' scale map: WF 164
Zoning: RC-2
Lot size: 2.749 acreage square feet

SEWER: ☐ ☒
WATER: ☐ ☒
Chesapeake Bay Critical Area: ☐ ☒
Prior Zoning Hearings: NO

Zoning Office USE ONLY!
reviewed by: ITEM #: CASE#:
485 91-480-A

